



Real Property Master Planning “Viewing the Future”

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Why a Real Property Master Plan?

- Support Strategic Planning
 - Army Campaign Plan
 - Army Modular Force (AMF)/Global Defense Posture Realignment (GDPR)
 - Grow the Army
 - Base Realignment and Closure (BRAC)
- Establish “Flagships of Readiness”



Why a Real Property Master Plan?

Army Campaign Plan (ACP)

- Directs planning and execution of Army operations and Army transformation within the context of on-going strategic commitments
- Many focus areas in the ACP deal with “Flagships of Readiness”
 - Enhance installation ability to project power and support families
 - Divest cold war infrastructure and create sustainable infrastructure for the future



Why a Real Property Master Plan?

“Flagships of Readiness”

- Timing:
 - Meet scope of GDPR, BRAC, AMF, Grow the Army – facility consolidations, construction, renovations, unit stationings, activations and deactivations to match flow of forces to and from current global commitments
- Key goals:
 - Use existing infrastructure to reduce costs and excess capacity
 - Minimize use of relocatable facilities
 - Place priority on barracks, housing, motor pools, ranges, and training facilities to ensure that our Soldiers are properly prepared for the challenges they will face
 - Maintain Soldier Quality of Life
- Future installation viability:
 - Sustainability
 - Minimize encroachment issues and involve local communities



What is a Real Property Master Plan?

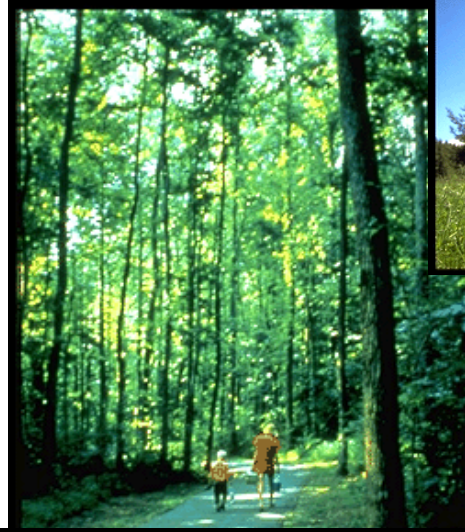
- Vision
- Holistic View of the Installation
- Sustainable View of the Installation
- Membership Card to the Surrounding Communities
- Stewardship Map of the Environment



What Is Visioning?

“Do I think architects, planners and preservationists can change the world? Yes, I do. You can design communities and a culture, and not just buildings and spaces.”

*Robert A. Peck, AIA,
Architecture DC Magazine,
Winter 2003*



ARMY STRONG



What Does Vision Look Like?



THIS

or



THIS

Managing and sustaining the development, operations, and missions of our installations will be impossible without adequate planning, and adequate planning takes VISION.



What Does Vision Look Like?

“For those who believe that planning always fails, and to curb the impatience of others who expect planners to solve problems ‘right now’, good planning sometimes takes time to bear fruit. This is so that the long-term quality and livability/workability of communities are not left to chance.”

*Gene Bunnell, AICP, Author –
Making Places Special*





Garrison Commander's Role

- Installation Visionary
- Steward of the Installation
- Champion and user of the Real Property Master Plan
- Guardian of the installation's future



Why Installations?

Why do we have installations?

- Places to equip, train, sustain, and deploy the force
- Home communities for soldiers and their families
- The Army's "face" to the nation
- Meet Title X responsibilities

What will they look like in the future?

- Larger or smaller
- Fewer or more
- Same or different missions
- Single purpose or multi-purpose
- Self contained or places to work

Common Theme: Need installations to maintain a trained and ready Army



Future Installation Viability

- Sustainable Planning and Development
- Community Involvement
- Joint Basing – Trend of the Future?



Why Sustainable Planning and Development?

Sustainable installations involve planning and development
“that meets the needs of the present without compromising the ability of future generations to meet their own needs”

The Brundtland Commission

What is it?

It is attitude.

It combines science and technology.

It is balance.

What does it do?

It guides investment toward long-range installation capabilities.

It engenders long-term cooperation with surrounding communities.

It steers operational and managerial practices to ensure continued mission support.

It enhances awareness of relationship between natural and built environments.



What is Sustainable Planning/Development?

- A focus on the life cycle of the built environment in an environmentally and energy efficient manner but emphasizing quality of life.
- Cost effective solutions that look at BOTH first and life-cycle costs, energy savings, reduced emissions and the use of recycled materials.
- **Emphasis on not over using today what may be required tomorrow.**

Sustainable Planning/Development leads to excellent Quality of Life

Transforming housing areas to quality safe whole communities for soldiers and their families by including shopping, schools, parks and recreation areas and eliminating problems with transportation, run-off, accessibility, increased operation costs.

Improving the installation work environment while meeting energy use limits, accessibility problems, environmental compliance and considering critical infrastructure risk management.



Sustainability Implementation

“The actions we take today will ultimately determine the success of tomorrow’s soldiers.”

George Carellas, OASA(I&E)

- Consider efficiency and environment in planning decisions (i.e. multi-purpose development, parking consolidation with walking/bike paths, etc.)
- Proactively integrate environmental compliance in everyday operations
- Use “Nature” in planning and design
- Adaptively reuse existing real property
- **Change the perspective of decision makers**



Community Involvement

Establish active communication and formal agreements between the installation and surrounding communities.

- Be visible and accessible. The installation is an integral part of the local region and you frequently act as the installation's interface with surrounding communities.

Available Tools

- Practical Guide to Compatible Civilian Development near Military Facilities: An OEA guide to assist installations in working with surrounding communities to the mutual benefit of both.
- Joint Land Use Studies: The JLUS seeks to guide local jurisdiction planning and establish compatible land uses that benefit both the installation and the surrounding communities.
- Army Compatible Use Buffer Program: Army partnering with civilian organizations to establish conservancy over land that acts as buffers.



The Key -- Working Together

Local Community Development Planning

Real Property Master Planning

Keystone to installation integrated planning

Integrated Natural Resources Management Plan



Information Systems Plan

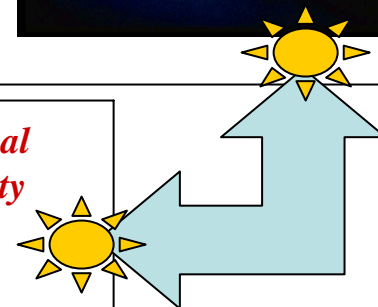
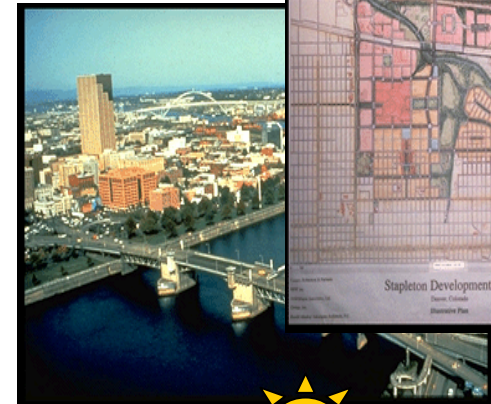


Housing Master Plans

Environmental Management Plans

Range & Training Land Master Plan

Physical Security Plan



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Joint Basing

- Joint basing = Joint utilization of national assets
 - One or more Military Component:
 - On same base
 - Sharing same boundary
 - Regional
 - BRAC 2005
- Why joint basing/consolidated delivery of installation services?
 - Eliminate duplication
 - Delivery of common services in a consolidated manner to generate efficiencies and economies, while enhancing effective support of the military



BRAC 05 Joint Bases

**Navy
Lead**

1. **Joint Base (JB) Pearl Harbor - Hickam, HI**
2. **Navy Base Guam / Andersen, GU**
3. **JB Anacostia - Bolling, DC**
4. **Naval Station Norfolk / Ft Story, VA**

**Army
Lead**

5. **JB Lewis - McChord, WA**
6. **JB Ft Myer - Henderson Hall, VA**

**AF
Lead**

7. **Charleston / Naval WS Charleston, SC**
8. **JB McGuire - Ft Dix - Naval AS Lakehurst, NJ**
9. **JB Andrews - Naval Air Facility Wash, MD**
10. **JB Elmendorf - Richardson, AK**
11. **Lackland / Randolph / Ft Sam, TX**
12. **Langley / Ft Eustis, VA**



Your Role

- Selling the Master Plan
 - Support to stakeholders
 - Future of the installation
- Selling yourself
 - Be helpful
 - Be a information broker
 - Be courteous and confident



Questions

